

**CITY OF AURORA, OHIO
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
JUNE 12, 2008**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, June 12, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman Robert Berryhill.

ROLL CALL:

Present:	Robert Berryhill Gabriel Lefebvre Dave Palchesko David Riedel
Absent:	Greg Barrow Christopher Holecek Tom Spape
Also Present:	Angela Cavanaugh, City Architect Corinne Craine, Secretary

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

APPROVAL OF MEETING MINUTES

MOTION: To approve the meeting minutes of May 22, 2008 as printed.

Mr. Riedel moved for approval; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Lefebvre, Mr. Palchesko, Mr. Berryhill

Nays: None

OLD BUSINESS

LEE ELLIOTT

Tabled 5-22-08:

Lee Elliott	899 Brookfield Drive	Addition
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MOTION: To remove the plan for Elliott, 899 Brookfield Drive, from the table.

Mr. Palchesko moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Riedel, Mr. Lefebvre, Mr. Berryhill

Nays: None

Mark Waltman of Dutch Heritage Homes was present to answer questions. These plans were tabled at the last ABR meeting so the builder could revise the plans. Mr. Berryhill began the discussion stating that under the new Ohio Building Code, a solid foundation is not required for a three-season room addition. With this in mind, ABR can review the foundation based on aesthetic appearance. Dutch Heritage Homes is proposing a three-season room constructed on a deck. The deck foundation will be skirted with a treated

wood panel that will be covered with a brick veneer. This brick will match the existing house foundation. The addition will have the appearance of a solid foundation. The City Architect has approved the revised plans that show the deck foundation will support the addition.

MOTION: To approve the plan subject to all colors and materials of the addition will match the existing house.

Mr. Palchesko moved for approval; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

PALMIERI BUILDERS

Palmieri Builders

500 Devonshire Lane

House Revision

The owner, Dan Rinicella, and Gary Sway of Palmieri Builders were present to answer questions. The house is currently under construction and the owners decided to change the master bathroom. The revision shows a 4' 6" "bump out" addition to the master bathroom. Because a solid foundation would cover up two lower level windows, the addition is supported by two 16" x 16" brick columns. Mr. Rinicella brought photographs to show how the landscaping would conceal the columns. Spruce trees conceal the addition from the street. Also, they are in the process of getting the Barrington Architectural Board's approval.

MOTION: To approve the revised plan subject to all colors and materials of the addition will match the existing house.

Mr. Palchesko moved for approval; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

WALDEN CO.

Walden Co.

336 Equestra South

Window Revisions

Rob Rosencrantz of the Walden Co. was present. Mr. Berryhill explained that during a routine inspection, our Building Inspector detected on-site construction changes at several Walden Co. projects. The Walden Co. was then informed that they needed to submit revised construction documents to the Building Department. As in this case, whenever there is an exterior change from the approved set of plans, ABR needed to review the revised plans. The Board proceeded to compare the revised plans to the originals. It was noted that the changes involved windows, skylights and dormers.

MOTION: To approve the revised plans.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Palchesko, Mr. Berryhill
Nays: None

WALDEN CO.

Walden Co. 462 Equestra North Window Revisions

MOTION: To approve the revised plans.

Mr. Palchesko moved for approval; Mr.Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill
Nays: None

WALDEN CO.

Walden Co. 310 Equestra South Window Revisions

MOTION: To approve the revised plans.

Mr. Lefebvre moved for approval; Mr.Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Palchesko, Mr. Berryhill
Nays: None

NEW BUSINESS

JAMES PRISCILLA

James Priscilla 304 E. Pioneer Trail House

James and Linda Priscilla were present to answer questions. The discussion began with the letter addressed to ABR from Mr. and Mrs. Richard Ladew, neighbors residing at 292 E. Pioneer Trail. The letter stated that the Ladews support the use of the front-entry garage design that is shown in the Priscilla house plans. Although ABR guidelines state that garage doors should not appear on front elevations, the members agreed to the front-entry design for this particular residence because of the limitations of a narrow lot. Also, there are other front-entry garages already on the street. Mr. Priscilla stated that although the plans do not show it, the windows will have shutters on the front and side elevations. There was much discussion about the exterior colors and materials to be used. Although the members approved of the design and elevations, Mr. Berryhill suggested that Mr. and Mrs. Priscilla do more research on their choice of materials and colors. Mr. and Mrs. Priscilla agreed to come back to ABR at the next meeting for the final approval.

MOTION: To recommend to the Building Division that a foundation permit be issued for 304 E. Pioneer Trail if the applicant requests it.

Mr. Berryhill moved to recommend; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Palchesko, Mr. Lefebvre, Mr. Riedel
Nays: None

MOTION: To table the plan for final review.

Mr. Riedel moved to table; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Lefebvre, Mr. Palchesko, Mr. Berryhill

Nays: None

CLASSIC HOMES

Classic Homes

205 Hawks Nest Drive

House

Tom Wurm of Classic Homes was present. Mr. Wurm is proposing a house that has shake-style siding and stone accents on the front elevation. The other elevations have horizontal siding and a brick foundation. The colors were discussed and noted on the plans.

MOTION: To approve the plan.

Mr. Lefebvre moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Riedel, Mr. Palchesko, Mr. Berryhill

Nays: None

CLASSIC HOMES

Classic Homes

295 Westview Drive

Condo

Mr. Wurm is proposing a condo that has shake-style siding and stone accents on the front elevation. The other elevations have horizontal siding and a brick foundation. The colors were discussed and noted on the plans.

MOTION: To approve the plan.

Mr. Lefebvre moved for approval; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

ROBERT CHAPDELAIN

Robert Chapdelaine

990 Sweet Grass Circle

Addition

The owner, Robert Chapdelaine, was present. He is proposing an addition that would extend his first floor sunroom upward to the second story. The colors and materials will match the existing house.

MOTION: To approve the plan subject to the colors and materials of the addition match the existing house.

Mr. Palchesko moved for approval; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

MIKE STASKO

Mike Stasko

1119 E. Garfield Road

Garage Addition

Mike and Michelle Stasko were present for questions. They are proposing an addition to their existing detached garage. The addition and garage will have new siding. Their house will then be painted to match the new siding color of the garage. The colors were discussed and noted on the plans.

MOTION: To approve the plan subject to the house being painted to match the color of the new garage siding.

Mr. Lefebvre moved for approval; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

ED SAFKO

Ed Safko

804 Sherwood Drive

Addition & Garage

Anne Safko and the builder, Duane Preisendorf, were present. Mrs. Safko is proposing to demolish the existing garage and replace it with an attached breezeway and garage. There will also be an addition to the rear of the house. There was a discussion about the size of the breezeway. Mrs. Safko agreed to expand the breezeway to 24' in depth and have the roof tie-in with the new garage roof ridge. The new addition and existing house will have new siding. The shutters on the windows will be removed and 4" wrap will be installed. The colors were discussed and noted on the plans.

MOTION: To approve the plan as noted including the expansion of the breezeway to 24' in depth, the breezeway roof to tie-in with the new garage roof ridge, and 4" wrap on all windows.

Mr. Palchesko moved for approval; Mr. Riedel seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Riedel, Mr. Lefebvre, Mr. Berryhill

Nays: None

NANCY GELLES

Nancy Gelles

753 Sherwood Drive

Addition & Garage

Nancy Gelles was present to answer questions. Ms. Gelles is proposing to add an open breezeway and garage to the existing house. The existing house and new addition will have new vinyl siding. There was a discussion about adding a garage window and Ms.

Gelles agreed to add a window to the rear of the garage. The colors were discussed and noted on the plans.

MOTION: To approve the plan as noted including the addition of a window to the rear elevation of the garage.

Mr. Lefebvre moved for approval; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

CARL DRAUCKER

Carl Draucker

766 E. Garfield Road

Accessory Building

Carl Draucker and Jeff Martin of Morton Buildings were present. Mr. Berryhill started the discussion by stating that Zoning was denied because the proposed accessory building exceeds the maximum number of accessory buildings allowed on the lot. Mr. Draucker said that he has applied for a zoning variance. Mr. Draucker has a 108 acre farm and the accessory building will be used for farm equipment. The colors of the accessory building will match the colors of the house. The colors and materials were discussed and noted on the plans.

MOTION: To approve the plan subject to BZA approval.

Mr. Palchesko moved for approval; Mr. Lefebvre seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Palchesko, Mr. Lefebvre, Mr. Riedel, Mr. Berryhill

Nays: None

DUTCH HERITAGE

Dutch Heritage

90 Yorkshire Drive

House

Susan Weisel from Dutch Heritage was present. Mr. Berryhill stated that Dutch Heritage still needs to provide energy calculations to the City Architect. Ms. Weisel stated that they were ordered. Dutch Heritage is proposing a house with a mix of shake and horizontal siding and stone accents on the front elevation. The side and rear elevations will have horizontal siding and a stone foundation. Mr. Lefebvre stated that the stone on the front elevation needs to wrap around the side corners. The colors and materials were discussed and noted on the plans.

MOTION: To approve the plan subject to the stone on the front elevation wraps around the side corners.

Mr. Lefebvre moved to approve; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

AURORA CITY SCHOOLS

Aurora City Schools

109 W. Pioneer Trail

Storage Building

Gary Verbic of Bella Casa Designs was present to answer questions. He is proposing a new storage building located near the football stadium. It will have a garage door, a man door, and no windows. The members reviewed the plans and asked a few questions. The colors and materials were discussed and noted on the plans.

MOTION: To approve the plan.

Mr. Lefebvre moved to approve; Mr. Palchesko seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Berryhill

Nays: None

MISCELLANEOUS

Mr. Berryhill stated that he had a meeting with the Ferfolia Funeral Home architect. Ferfolia Funeral Home had presented preliminary elevations to ABR on March 27, 2008. At that meeting, ABR expressed their preference for a design with a more Western Reserve look. Mr. Berryhill said that the architect has made some changes so the building looks more Western Reserve style. These new elevations will be presented at the next ABR meeting.

Marc's roof screening project was discussed. ABR was informed that the Building Inspector was in contact with the contractor. If the weather permits, the screening project would start on June 17th and take two weeks to complete.

The subject of ABR guidelines, in particular three-season additions, was discussed. According to the new Ohio Building codes, these additions do not require a solid foundation. Since ABR guidelines can no longer require a solid foundation, the members can still review the foundation appearance based on aesthetic appeal. As in the case of an addition constructed on a deck, the deck foundation can be skirted with a panel that looks like the existing house foundation. This would give the appearance of a solid foundation.

Mr. Lefebvre stated that he received a call from a builder who was questioning the need to submit plan revisions to ABR. The builder felt that the Building Inspector should be given authority to approve certain on-site construction changes. After a discussion, the members all agreed that whenever there is an exterior change from the original ABR approved plans, then ABR needs to review those revisions.

ADJOURNMENT

Mr. Palchesko moved to adjourn at 8:58 p.m.; Mr. Riedel seconded, and the motion carried, 4-0, on a voice vote.

Bob Berryhill, Chairman

Corinne Craine, Secretary
AUDIO TAPE ON FILE